

COUNTY OF PLACER Community Development Resource Agency

Michael J. Johnson, AICP Agency Director **PLANNING**

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE ACTION AGENDA February 18, 2010

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR		
9:00 A.M.	MINOR USE PERMIT MODIFICATION (PMPM 20090112)	
RS	HOPE LUTHERAN CHURCH	
	CATEGORICAL EXEMPTION	
Approved	SUPERVISORIAL DISTRICT 3 (HOLMES)	
	Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Hope Lutheran Church for a Minor Use Permit to allow for a modification of CUP-660 condition number 2, to extend the completion date for phase 2 – a 1,920 square foot day school building. The subject property, Assessor's Parcel Number 043-060-046-510 comprises approximately 5 acres, is located at 7117 Hope Way in the Penryn area, and is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 – Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Roy Schaefer and can be reached at (530) 745-3061.	
9:10 A.M.	VARIANCE (PVAA 20090431)	
1.	WELLS RESIDENCE	
Approved	CATEGORICAL EXEMPTION	
	SUPERVISORIAL DISTRICT 4 (UHLER)	
	Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on	
	the date and time noted above, to consider a request from Glen and Kathy Wells for a Variance to	

the side set back to allow for 10 feet where 20 feet is required. The subject property, Assessor's Parcel Number 050-160-058 comprises 1.2 acre(s), is located at 9055 Penny Lane in the Granite Bay area, and is currently zoned RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq ft and a Planned Development of 1 dwelling unit per acre). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 - Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for this project, Leah Rosasco, can be reached at (530) 745-3091.

9:20 A.M. AF

VARIANCE (PVAA 20100032)

ANDERSON

CATEGORICAL EXEMPTION

Approved

SUPERVISORIAL DISTRICT 1 (ROCKHOLM)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from David and Marla Anderson for a Variance to the rear property boundary setback of 30 feet to allow for a setback of 10 feet to property boundary in order to construct a ground-mounted solar array. The subject property, Assessor's Parcel Number 474-070-001 comprises 2.1 acre(s), is located at 8470 Eva Lane in the Roseville area, and is currently zoned RA-B-X-2 (Residential Agriculture, combining minimum Building Site of 2.0 acres). The Zoning Administrator will also consider a finding of a Class 3 and a Class 5 Categorical Exemption, Section 18.36.050 and Section 18.36.070 of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303 and 15305). The Planning Department contact for the above project is Alex Fisch and can be reached at (530) 745-3081.

9:30 A.M. GH

RESONABLE ACCOMODATION (PRAC 20090435)

NORSIAN RESIDENCE

CATEGORICAL EXEMPTION

Approved

SUPERVISORIAL DISTRICT 3 (HOLMES)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Heinz and Katharine Norsian for approval of a reduction to the front setback requirement of 50 feet from the edge of the roadway easement to allow for a setback of 25 feet from the edge of the roadway easement (Section 17.52.040 - Placer County Zoning Ordinance), in order to construct a detached residential accessory structure at the northwest corner of the parcel. The specific front setback reduction requested is from the west property line, which is bordered by a roadway easement that provides access from Woodman Lane to parcels west and southwest of the subject parcel. The accommodation is requested in order to allow the proposed structure to be constructed at the lowest elevation on the parcel, providing reasonable wheelchair access to the proposed structure from the west property line. The subject property, Assessor's Parcel Number 031-093-028 comprises 2.6 acre(s), is located at 8240 Woodman Lane in the Newcastle area, and is currently zoned F-4.6 (Farm, combining a minimum Building Site of 4.6 acres). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050, Class 3 - New Construction of Small Structures - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Department contact for this project, Gerry Haas, can be reached at (530) 745-3084.

ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE

9:40 A.M. ΜJ

MINOR LAND DIVISION (PMLD 20090302)

WILKES

NEGATIVE DECLARATION

Approved **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

> Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from John Wilkes for the approval of a Minor Land Division in order to subdivide a 4.58-acre property into two parcels, consisting of

	2.45 and 2.06 acres. The subject property, Assessor's Parcel Number 099-160-007, comprises 4.58 acres, is located at 26067 Rollins Lake Road in the Colfax area, and is currently zoned F-B-43 PD 1 [Farm, with a Building Site designation of one acre minimum parcel size (43,560 square feet) and a Planned Development designation of one unit per acre]. The Parcel Review Committee will also consider the adoption of a Negative Declaration. The Planning Department contact for the above project is Melanie Jackson, who can be reached at (530) 745-3036.
	CONSENT ITEM
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20090428) BOHEMIA/PG&E
Approved	Minor Boundary Line Adjustment on Assessor Parcel Numbers 052-102-012; 052-102-013; 052-102-017; 052-102-053 and 052-102-052 to reconfigure parcels. Subject parcels are zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and INP-DC (Industrial Park, combining Design Corridor) and are located at 1649 Canal Street in the Auburn area.
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20090427) FINK/BARBOT
Approved	Minor Boundary Line Adjustment on Assessor Parcel Numbers 076-271-007 and 076-271-008 to reconfigure parcels. Subject parcels are zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq ft (or a 2.3 acre min) and are located on Christian Valley Road north of Stanley Drive in the Auburn area.